

FINAL

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

**November 19, 2002
Tuesday, 11:00 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss presentation on amendment to the Unified Development Code by adding a new §35-339.01, Corridor Districts, Four Amendments to the Unified Development Code and zoning case recommendations for November 19, 2002, at 11:00 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of November 5, 2002 Minutes.
7. Election of Officers.
8. Public hearing and consideration of a resolution recommending the adoption of an amendment to the Unified Development Code by adding a new §35-339.01, Corridor Districts, which establishes overlay zoning districts for Gateway Corridors, Metropolitan Corridors, and Preservation Corridors.”
9. Z2002172 City of San Antonio, 19289 Bulverde Road. (*City Council 10*)
10. Z2002156 City of San Antonio Historic Office, 2011 McCullough Avenue and 211, 215 Courtland Place Ease. (*City Council 1*)
11. Z2002168 City of San Antonio Historic Office, 1802 Zarzamora Street North. (*City Council 1*)
12. Z2002170 City of San Antonio Historic Office, 701 Montana Street. (*City Council 2*)
13. Z2002196 Glenn Lynch, 7311 Somerset Road. (*City Council 4*)

14. Z2002199 C Esther Garcia, 11643 Vance Jackson Road. (*City Council 8*)
15. Z2002207 C Arturo Martinez, 1302 Quintana Road. (*City Council 5*)
16. Z2002220 Lienchau T. Tran, 14315 Viewcrest Road. (*City Council 10*)
17. Z2002221 David Odom, 375 and 379 Morningview Drive. (*City Council 2*)
18. Z2002195 Joe Nix, 9599 Braun Road. (*City Council 8*)
19. Z2002229 City of San Antonio, 9599 Braun Road. (*City Council 8*)
20. Z2002216 Jack in the Box, Inc., 843, 905 & 907 Probandt Street. (*City Council 5*)
21. Z2002223 City of San Antonio Neighborhood Action Department, 1611 South Callaghan Road. (*City Council 6*)
22. Z2002224 Augusto Fors, 4818 Eldridge Avenue. (*City Council 6*)
23. Z2002225 Chesley I. Swann, 5000 Block of Stahl Road. (*City Council 10*)
24. Z2002226 Irma Alonzo, 219 San Juan Road. (*City Council 3*)
25. Z2002227 City of San Antonio, 116 East Malone Street. (*City Council 3*)
26. Z2002228 James Donnel, 114 Oriental Avenue. (*City Council 5*)
27. Z2002230 Earl & Brown, P. C., 3100 Roosevelt Avenue. (*City Council 3*)
28. Z2002232 Kaufman & Associates, Inc., 8443 and 8491 Leslie Road. (*City Council 8*)
29. Z2002233 Big Fish Development One, 6600 South West Loop 410. (*City Council 4*)
30. Z2002234 Edward Marotta, 2250 Benrus Boulevard. (*City Council 7*)
31. Z2002235 Andrew Guerrero, 1400 Cable Ranch Road. (*City Council 6*)
32. Z2002237 Gary Carter, 225 E. Locust Road. (*City Council 1*)
33. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
34. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

FINAL

CASE NO: Z2002156

Date: November 19, 2002

Continued from September 3, 2002

Council District: 1

Ferguson Map: 616 E2

Case Manager : Brandon Ross 207-7442

Applicant Name:

Owner Name:

COSA-HPO-Ann B. McGlone

Larry Polinard

Zoning Request: To Designate Historic Significance

Property Location: Lots 3 & 4, and East 114.6 feet of 14, Block 3, NCB 1726
2011 McCullough Avenue & 211, 215 Courtland Place East

Proposal: Requesting a finding of historic significance for the property

Neighborhood Association: Tobin Hill Neighborhood Association / Tobin Hill Residents Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The structures have been recognized by the city as historically significant. The properties meet the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC.

FINAL

CASE NO: Z2002168

Date: November 19, 2002

Continued from October 1, 2002

Council District: 1

Ferguson Map: 616 A2

Case Manager : Brandon Ross 207-7442

Applicant Name:

COSA - Ann McGlone, HPO

Owner Name:

G & R Real Estate Development Corp/Gerado
Mireles

Zoning Request: To designate Historical Significance

Property Location: The South 114 feet of Lots 12 & 13, Block 7, NCB 2051
1802 Zarzamora Street North

Proposal: To designate Historical Significance

Neighborhood Association: Near Northwest Community Plan

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The structure has been recognized by the Historic Design and Review Commission as historically significant. The property meets the designation criteria for a landmark, according to the Historic Preservation and Design Section of the 2001 UDC. The Near Northwest Community Plan calls for Neighborhood Commercial at this location.

FINAL

CASE NO: Z2002170

Date: November 19, 2002

Continuance from October 1, 2002

Council District: 2

Ferguson Map: 617 B6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Owner Name:

COSA - Ann McGlone, HPO

Butler, Winston & Bobbie Jane

Zoning Request: To designate Historic Significant

Property Location: West 77 feet of Lot 18, Block 109, NCB 1386
701 Montana Street

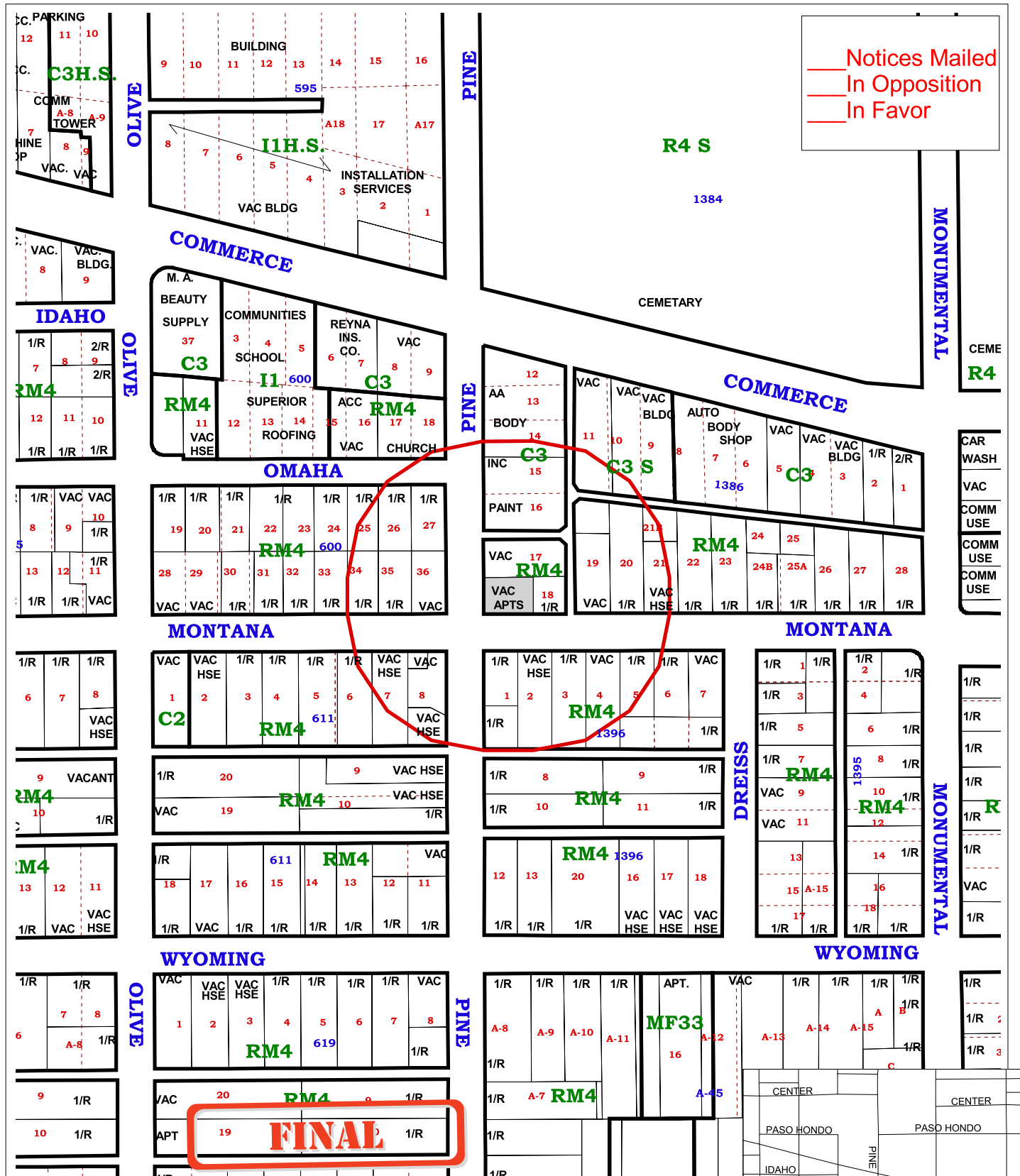
Proposal: Finding of Historic Significant

Neighborhood Association: Nevada Street Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Unified Development Code indicates that the Alamo Dome Neighborhood Plan may be used as a guide for this area. This recommendation for approval supports the Alamo Dome Neighborhood Plan. The structure has been recognized by the city as historically significant. The property meets the designation criteria for landmarks, according to the Historic Preservation and Design Section of the Unified Development Code.



ZONING CASE: Z2002-170

City Council District NO. 2
 Requested Zoning Change
 From: "RM-4" To: "RM-4 HS"
 Date: NOV. 19, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

T-17
 B-6
 p. 617



C:\SEPT_17_2002

FINAL

CASE NO: Z2002172

Date: November 19, 2002

Continuance from October 15, 2002

Council District: 10

Ferguson Map: 484 A8

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Owner Name:

City of San Antonio

John O. Yates Trust Real Property

Zoning Request: From "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District on 79.45 acres out of NCB 34822; From "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 13.08 acres out of NCB 34922 and from "R6 ERZD" Residential Single Family Edwards Recharge Zone District to "C-2 ERZD C S" Commercial, Edwards Recharge Zone District with a Conditional Use and Special Use Permit for an Office Warehouse on 305.6 acres out of NCB 34922.

Property Location:

19289 Bulverde Road

Proposal:

To permit multi-family and an office warehouse

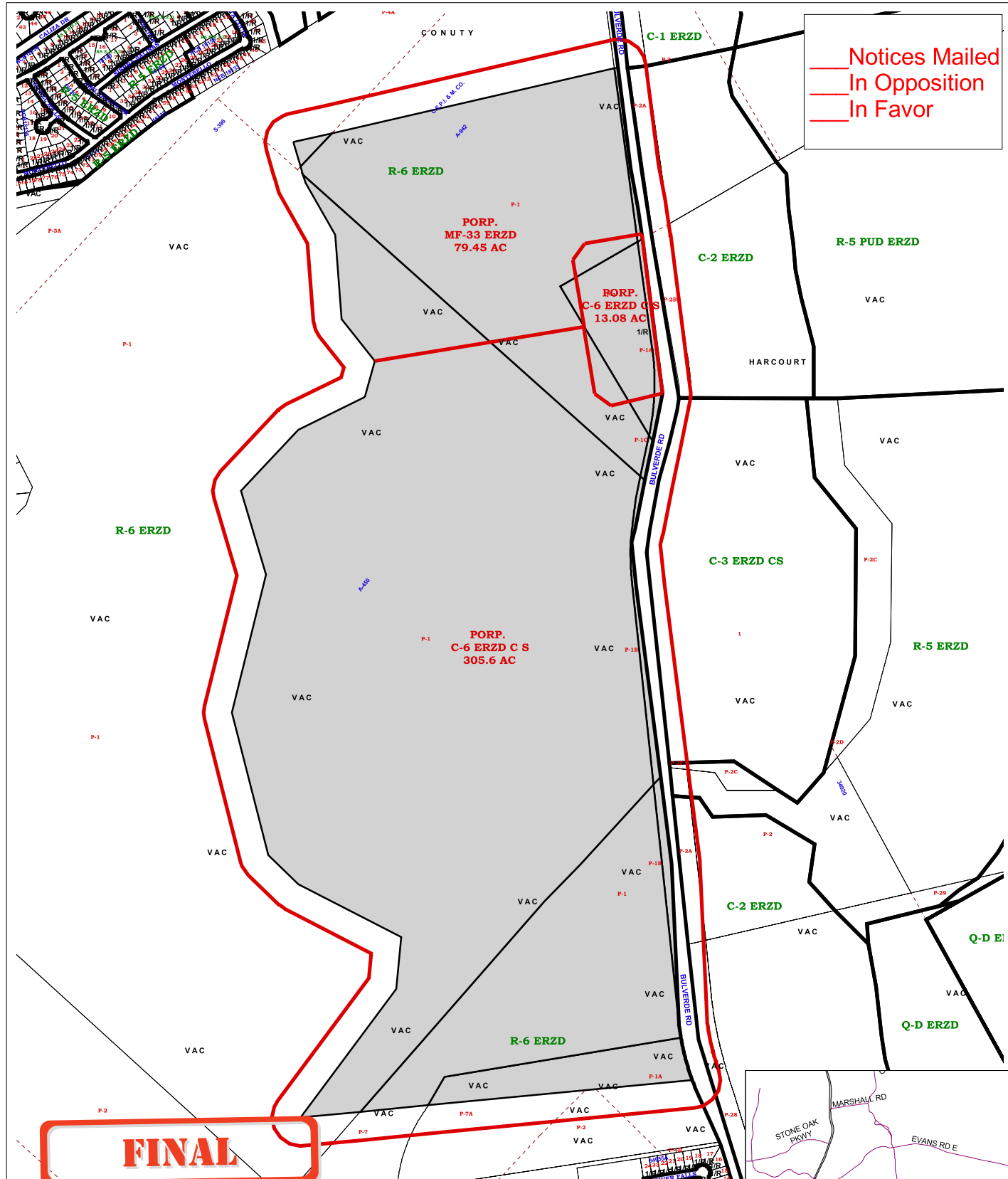
Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

This property was part of a December 2000 annexation. It is the policy of the city to rezone annexed property as soon as practical. The subject property is currently vacant and zoned "R-6 ERZD". The subject property has existing "C-1, C-2 ERZD" and "C-3 ERZD C S" zoning to the east. To the north of the subject property is an existing subdivision. The "MF-33 ERDZ" will allow a transition between residential and commercial uses. The proposed zoning of "MF-33 ERZD" and "C-2 ERZD C S" for Office Warehouse will not adversely affect the area. The residential property to the west is buffered by a natural drainage area.



ZONING CASE: Z2002-172

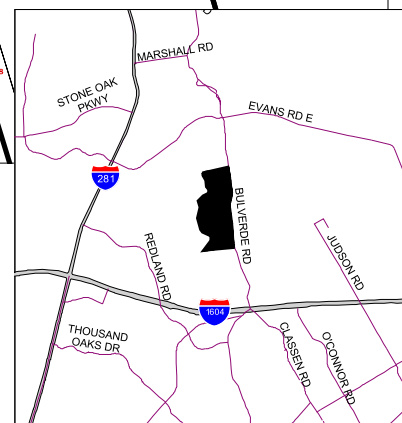
City Council District NO. 10
 Requested Zoning Change
 From: "R-6 ERZD" To: "MF-33 ERZD,C-2 ERZD CS"
 Date: NOV. 19, 2002
 Scale: 1" = 1200"

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Subject Property

200' Notification

T-2
 A-7
 p. 484



FINAL

CASE NO: Z2002195

Date: November 19, 2002

Continuance from October 15, 2002

Council District: 8

Ferguson Map: 546 F5

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Joe Nix

Owner Name:

Dallas Daughtry & Associates

Zoning Request: From "O-2" Office to "C-1" Commercial District.

Property Location: Lot 25, NCB 18230

9599 Braun Road

Proposal: To permit a retail nursery and the development of retail pad sites

Neighborhood Association: Northwest Community Plan

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval (pending the November 13, 2002 Planning Commission revision to the Northwest Community Plan). This site was apparently originally platted for commercial use probably general retail or apartments. An apartment project at this location would add an additional student load to area schools. Apartment development would also add a significant peak traffic load to Braun Road. "C-1" Commercial District permits Nursery - Retail (No Growing Plants on Site Permitted) and a broad variety of other service and retail uses.

FINAL

CASE NO: Z2002196

Date: November 19, 2002

Continuance from October 15, 2002

Council District: 4

Ferguson Map: 681 A2&A3

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Glenn Lynch

Owner Name:

Glenn Lynch, Trustee

Zoning Request: From "NP-10" Neighborhood Preservation District to "MF-33" Multi-Family District.

Property Location: 19.205 acres out of NCB 11295

7311 SOMERSET Road

Proposal: To permit the development of 280 apartment units

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is required.

Staff Recommendation:

Approval. The subject property is a large vacant tract adjacent to "MF-33" . The subject property has existing "NP-10" zoning to the south, east and west and "MF-33" zoning to the north east. North east of the subject property is a new large Town home development. The requested zoning is compatible with the surrounding area.



FINAL

CASE NO: Z2002199 C

Date: November 19, 2002

Continued from October 15, 2002

Council District: 8

Ferguson Map: 549 B 3

Case Manager : David Arciniega 207-5876

Applicant Name:

Esther Garcia

Owner Name:

Southwest Key Program, Inc. A Texas Corporation

Zoning Request: From "MF-33" Multi Family District to "MF-33 C" Multi Family District with a Conditional Use for a Beauty Salon.

Property Location: Northwest Irregular 131 feet of Lot 18, Block 18, NCB 14273
11643 Vance Jackson Road

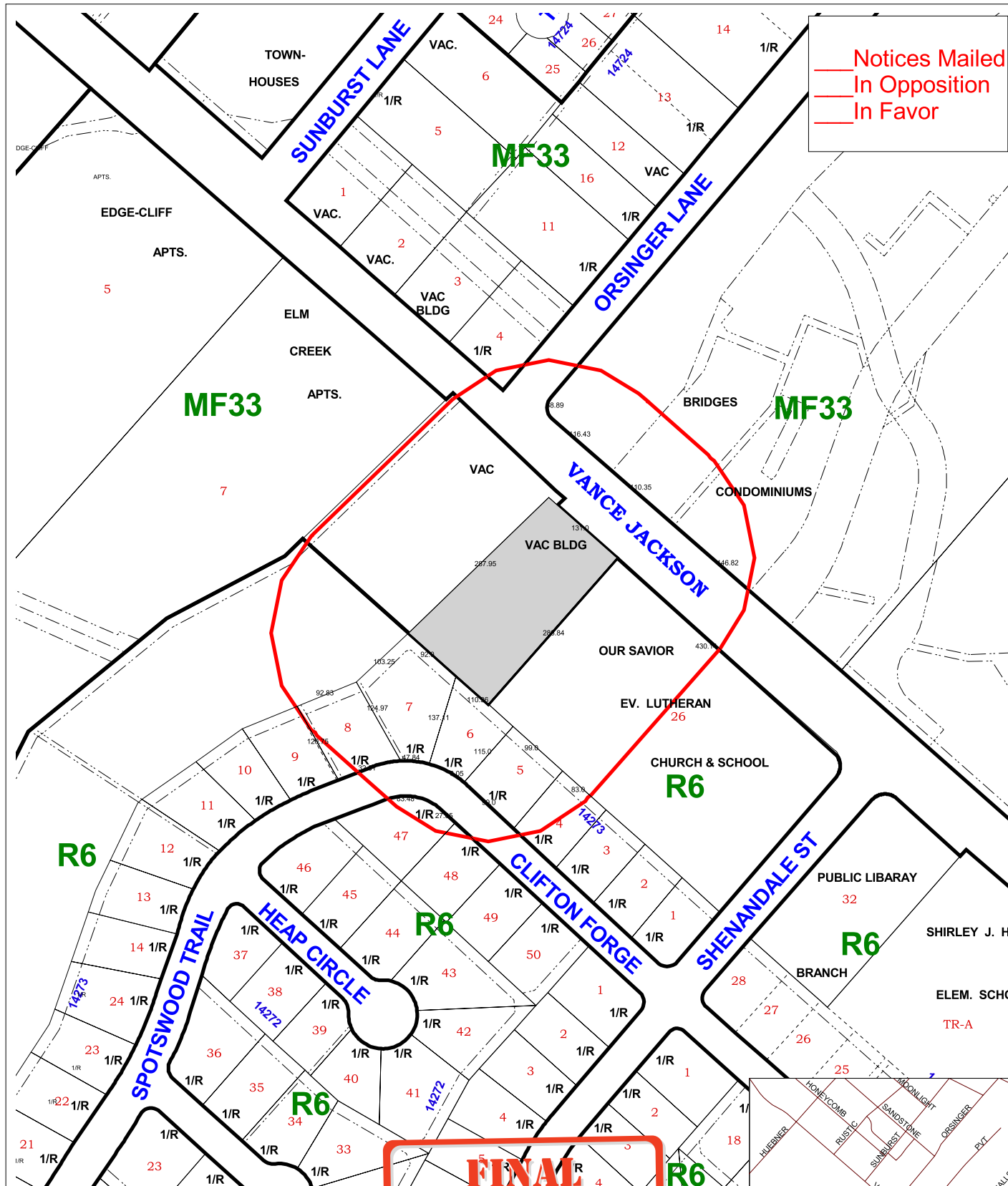
Proposal: To permit a beauty salon

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is currently a vacant house that fronts on Vance Jackson Road, a major thoroughfare. The subject property has existing "MF-33" zoning to the north and east and a single family subdivision to the south. "MF-33 C" is compatible and appropriate at this location and will not adversely affect the surrounding area. Staff recommends the following conditions: 1. Signage shall not exceed 3 square feet in area and be attached to the front of the main structure.



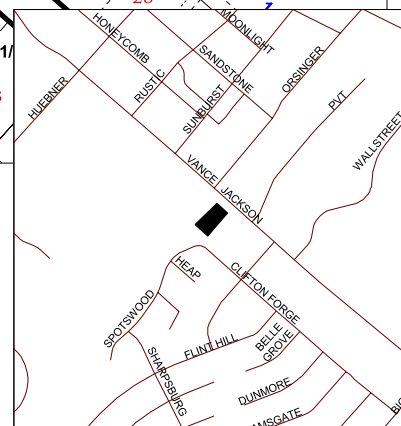
ZONING CASE: Z2002-199

City Council District No. 8
 Requested Zoning Change
 From: "MF-33" To: "O-2"
 Date: NOV. 19, 2002
 SCALE: 1" = 200"

Subject Property

200' Notification

T- 20
 C-4
 p. 549



FINAL

CASE NO: Z2002207 C

Date: November 19, 2002

Continuance from November 5, 2002

Council District: 5

Ferguson Map: 649 C4

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Arturo Martinez

Owner Name:

Arturo Martinez

Zoning Request: From "R-6" Residential Single Family District to "C-1 C" Commercial District, with Conditional Use for Auto & Vehicle Sales - New and Used - Small Scale (No More than 15 Vehicles Currently Licensed and in Running Condition on Site at any Given Time For Storage And/or Sale). Conditions: 1. Hours of Operation shall not exceed 8:00 A.M. to 7:00 P.M..

Property Location: Lots 8 and 9, Block 28, NCB 8789
1302 Quintana Road

Proposal: To permit a used car lot

Neighborhood Association: Quintana Community Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed "C-1 C" is a practical solution to the utilization of a small, irregular site adjacent to residential use. The "C-1 C" prohibits the sale or storage of junk cars and will eliminate some undesirable effects of automobile sales. Existing zoning west of the subject property is "C-3 R", "C-3" and "I-2". Immediately south of the subject property is an existing bar zoned "C-3". The commercial zoning permits utilization of a site that because of size and shape would probably remain undeveloped. The "C-1 C" zoning and use is compatible with existing use and zoning in the area. Conditions: 1. Hours of Operation shall not exceed 8:00 am to 7:00 P.M..

KELLY A.F.B.

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U. P. R. R.

C3

C3R

MF33

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MF33

I1

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RM4

VAC HSE

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VAC HSE

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FINAL

CASE NO: Z2002216

Date: November 19, 2002

Council District: 5

Ferguson Map: 650 E1

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Jack in the Box, Inc.

Owner Name:

Wilbco Inc.

Zoning Request: From "MF-33" Multi-Family District to "C-2" Commercial District.

Property Location: Lots A-15 and A-16 Block E1/2, NCB A-9
843, 905 & 907 Probandt Street

Proposal: To permit the development of a fast food restaurant

Neighborhood Association: Lone Star Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The west side of Probandt Street is zoned for residential use. The area west of Probandt Street has developed as residential use - primarily single-family homes. The east side of Probandt Street has developed with business and industry uses. Staff believes that the integrity of the residential area west of Probandt Street should be maintained.

FINAL

CASE NO: Z2002220

Date: November 19, 2002

Continued from November 5, 2002

Council District: 10

Ferguson Map: 518 E7

Case Manager : David Arciniega 207-5876

Applicant Name:

Lienchau T. Tran

Owner Name:

Erna A. & Lou Epstein and Steven J. Adler ETAL

Zoning Request: From "R-6" Residential Single Family District to "RM-5" Residential Mix District.

Property Location: 1.8799 acres out of Lots 13 and 14, Block E, NCB 15708
14315 Viewcrest Road.

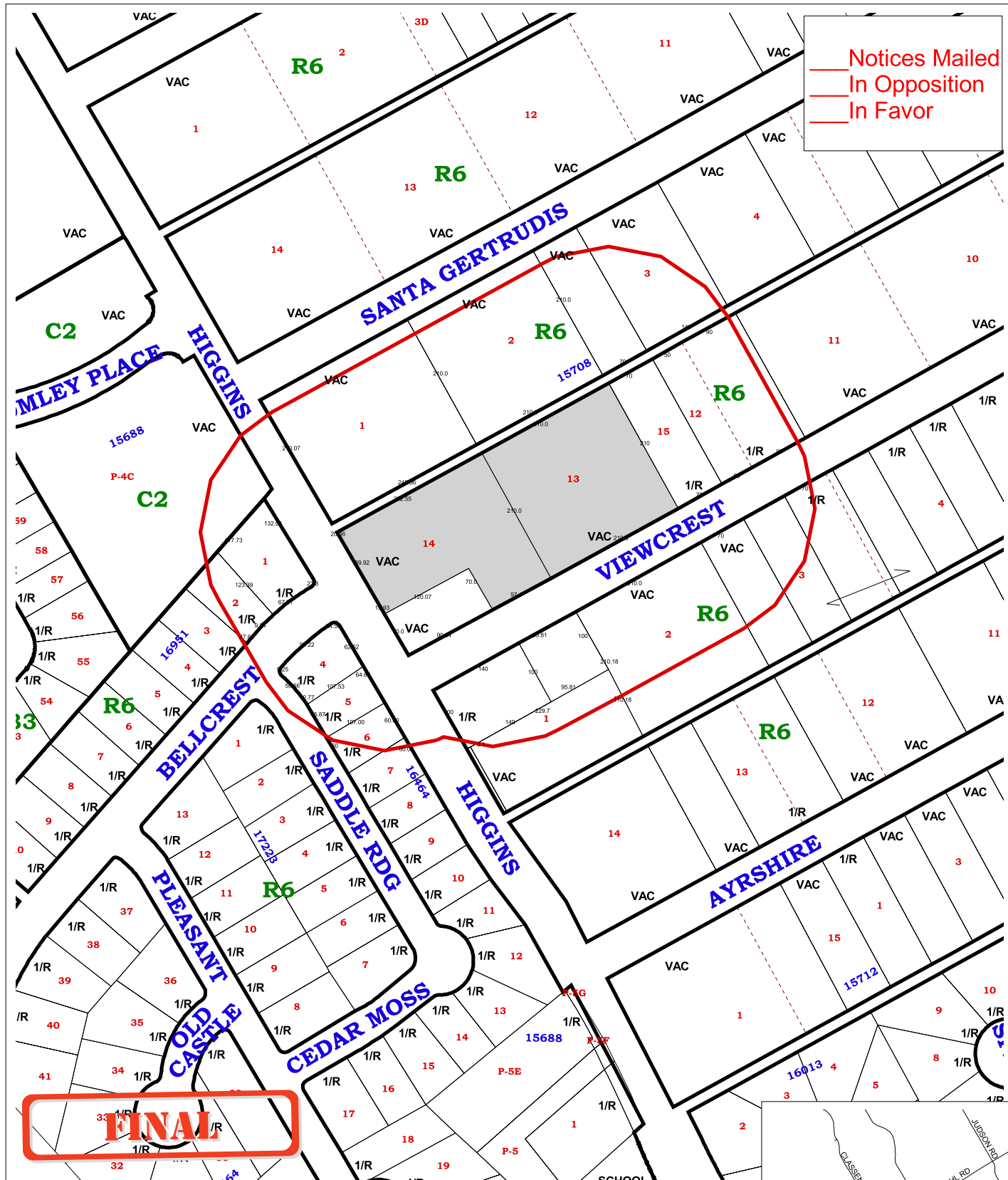
Proposal: To construct four duplexes

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is vacant and currently zoned "R-6" Residential Single Family District. The subject property is surrounded by "R-6" zoning. The proposal is appropriate and compatible with the surrounding area, furthermore, staff encourages residential development.



ZONING CASE: **Z2002-220**

City Council District NO. 10
 Requested Zoning Change
 From: "R-6" To: "RM-5"
 Date: NOV. 5, 2002
 Scale: 1" = 200"

Subject Property

200' Notification

C:\NOV_5_2002_1

T-10
 E-7
 p.518



FINAL

CASE NO: Z2002221

Date: November 19, 2002

Continued from November 5, 2002

Council District: 2

Ferguson Map: 618 A7

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Owner Name:

David L. Hamilton & Charles E. Odom

David L. Hamilton and Charles E. Odom

Zoning Request: From "R-4" Residential Single Family District to "C-3" Commercial District.

Property Location: LOT 28 and 29, Block 4, NCB 10263

375 and 379 Morningview Drive

Proposal: To permit a used car lot

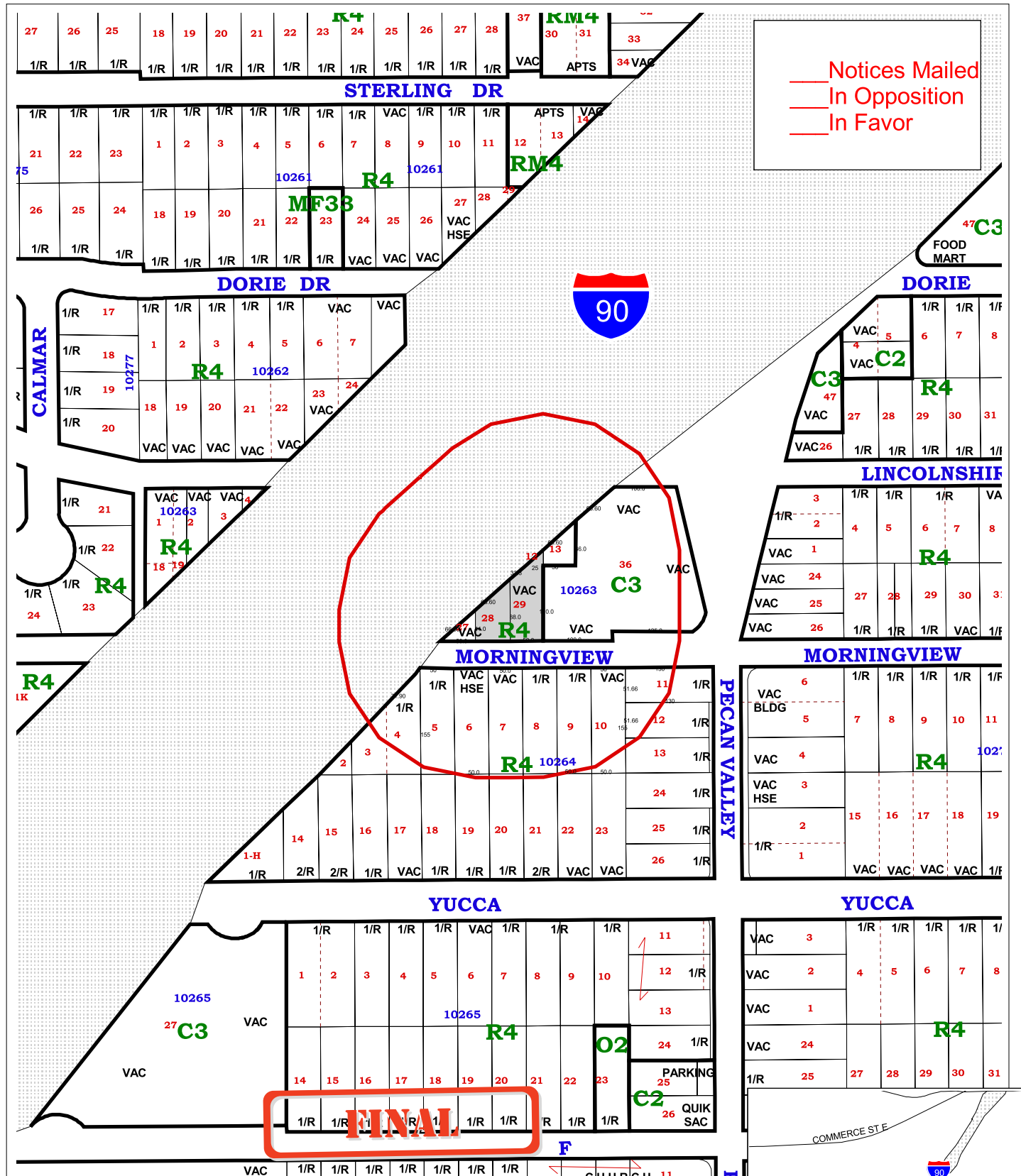
Neighborhood Association: Wheatley Heights Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial

The subject property is vacant, located at the end of a dead end residential street and has existing single family homes to the south. Staff discourages encroaching of "C-3" zoning and uses into a developed single family neighborhood. "C-3" zoning is encouraged at the intersection of major thoroughfares. The subject property has no frontage road access and the only access to the property is from Morningview.



FINAL

CASE NO: Z2002223

Date: November 19, 2002

Council District: 6

Ferguson Map: 614 C6

Case Manager : Chris Looney 207-5889

Applicant Name:

Owner Name:

City of San Antonio Neighborhood Action
Department

Victoria E Lara

Zoning Request: From "C3-NA" Commercial, Nonalcoholic Sales District to "R-4" Residential Single-Family District.

Property Location: Lot 82, Block 6, NCB 13948

1611 South Callaghan Road

Proposal: To permit the reconstruction of a single family residence.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

This property and surrounding lots were platted with dimensions typical of residential lots, however the lots along this segment of Callaghan Road were zoned commercial. Even though this zoning is commercial, the subject lot and property to the north and south are developed with residential uses. Lots west of the subject property are part of this large residential neighborhood, are residentially zoned, and front various side streets. Property east of the subject site, across South Callaghan Road, is vacant and commercially zoned.

Rezoning the subject lot from commercial to residential would allow the redevelopment of a home on this site. Residential zoning on the subject lot would be more compatible with existing nearby uses. Retaining commercial zoning at this site would only perpetuate commercial development in a "strip" fashion on this segment of Callaghan Road where current residences are attempting to maintain their integrity.

FINAL

CASE NO: Z2002224

Date: November 19, 2002

Council District: 6

Ferguson Map: 614 E5

Case Manager : Richard A. Ramirez 207-5018

Applicant Name:

Augusto Fors

Owner Name:

Augusto Fors

Zoning Request: From "R-4" Residential Single Family District to "C-3" Commercial District.

Property Location: Lot 3G, Block 15, NCB 8988

4818 Eldridge Ave.

Proposal: To allow auto repair and auto sales

Neighborhood Association: Community Workers Council

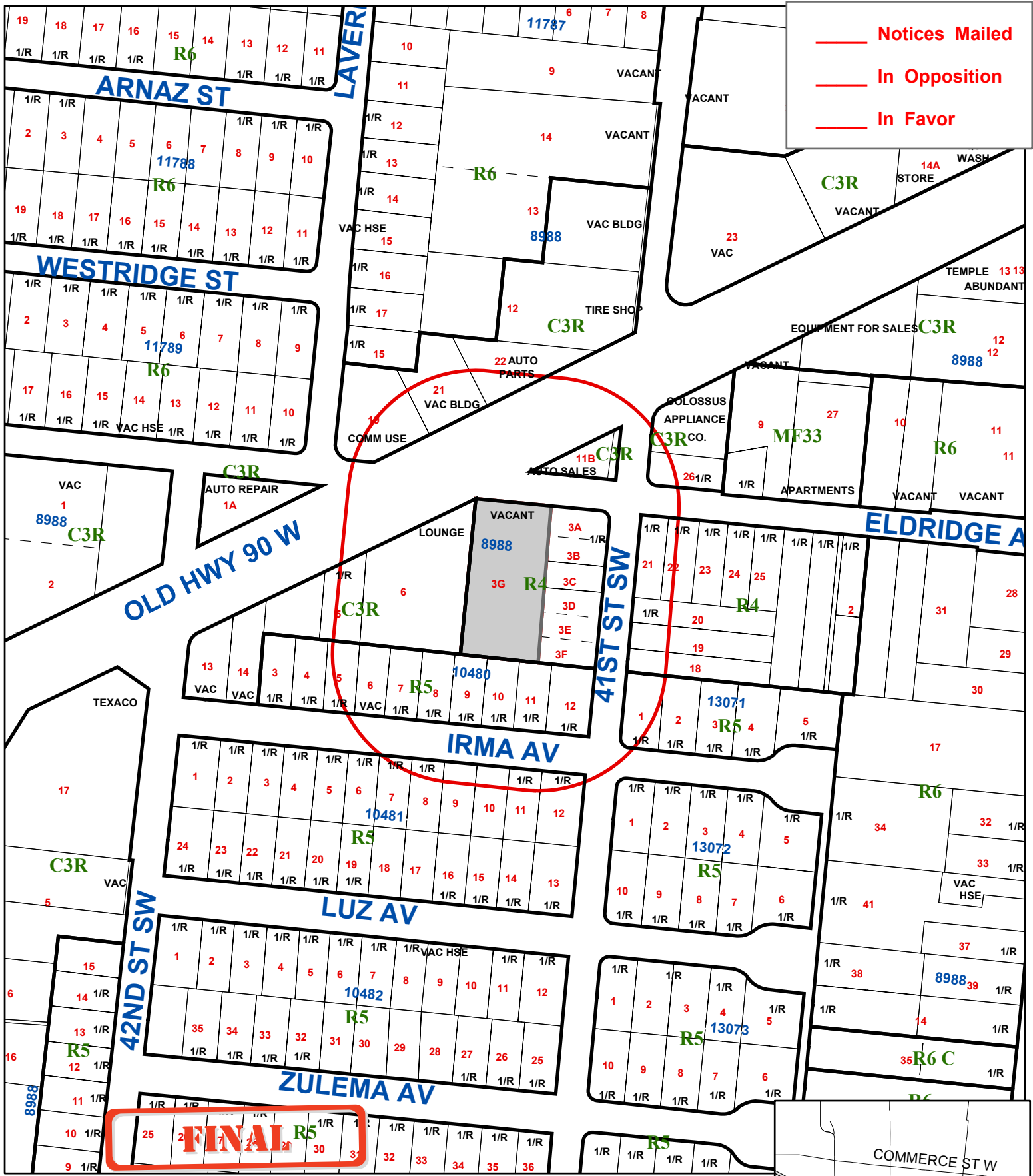
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial

The property is adjacent to single-family homes to the east and south. "C-3" zoning is recommended at major intersections and major thoroughfares.

Commercial encroachment into residential subdivisions is discouraged. The subject property is located on Eldridge Ave. which is a residential collector and is not appropriate for "C-3" zoning and use.

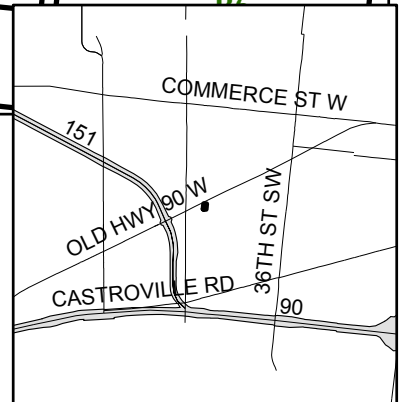


ZONING CASE: Z2002-224

City Council Change NO. 6
 Requested Zoning Change
 From: "R-4" To "C-3"
 Date: NOV. 19, 2002
 Scale: 1' = 200"

Subject Property
 200' Notification

T-10
 p.568
 C-5



FINAL

CASE NO: Z2002225

Date: November 19, 2002

Council District: 10

Ferguson Map: 519 A6

Case Manager : David Arciniega 207-5876

Applicant Name:

Chesley I. Swann

Owner Name:

C & B Homes, Ltd.

Zoning Request: From "R-6" Residential Single Family District and "C-2 NA" Commercial Non Alcoholic Sales District to "MF-33" Multi Family District.

Property Location: 0.95 acres out of NCB 15831

5000 block of Stahl Road

Stahl Road at Spring Summit Drive

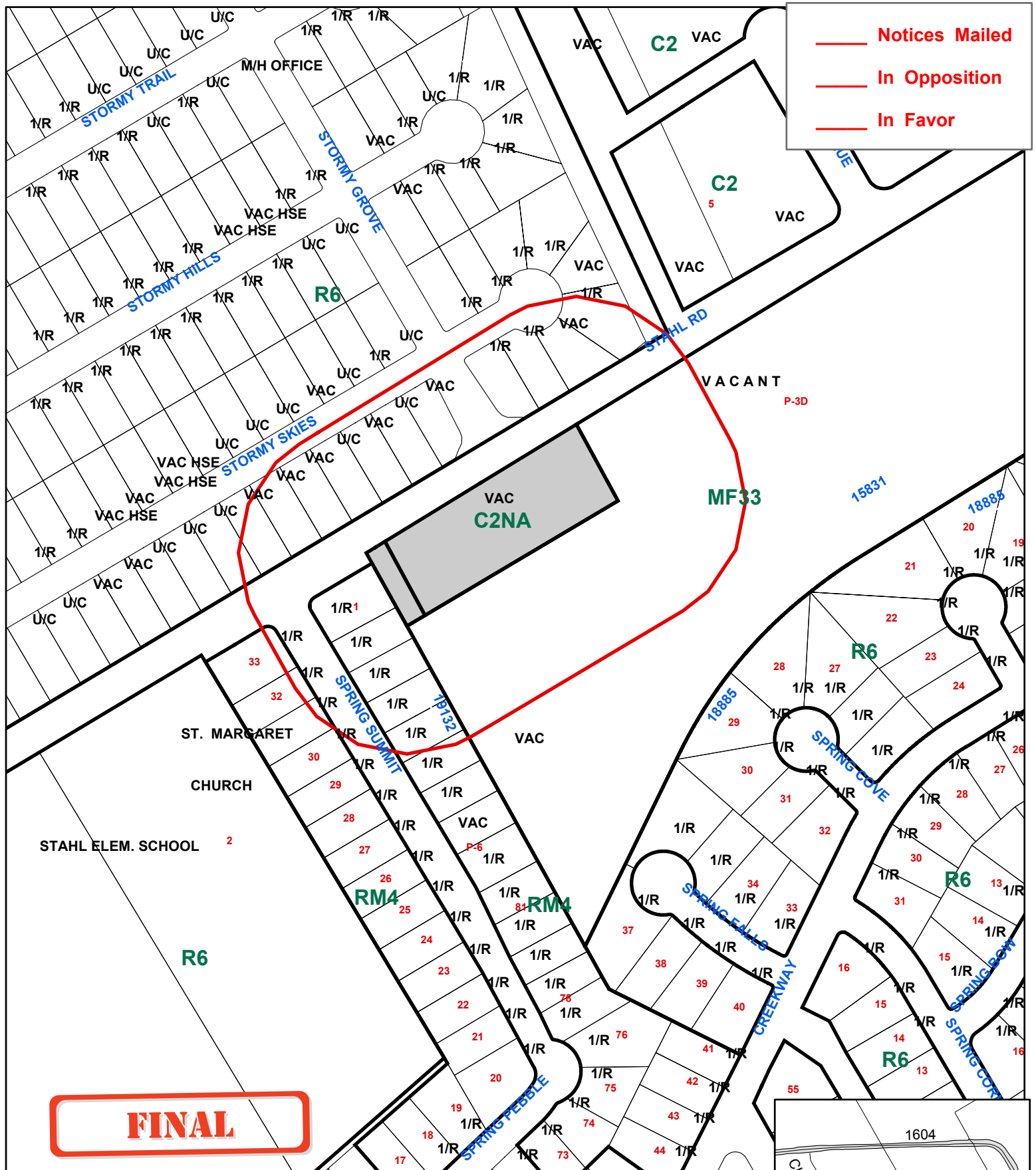
Proposal: To develop single family residential lots

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is vacant and is adjacent to "MF-33" zoning to the south and east. An existing new single family development lies northwest of the subject property. The request of "MF-33" zoning is an appropriate downzoning from the present "C-2 NA" zoning.



ZONING CASE: Z2002-225

City Council Change NO. 10
 Requested Zoning Change
 From: "C-2NA" To "MF-33"
 Date: NOV. 19, 2002
 Scale: 1" = 200'

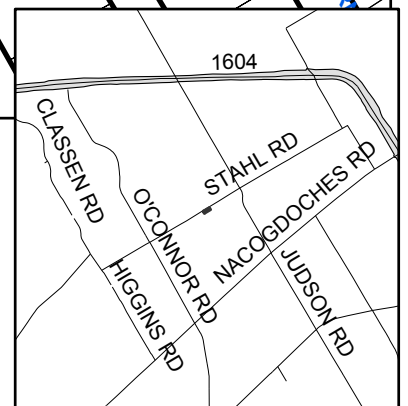
Subject Property

200' Notification

T-10
 p.519
 A-6



C:\NOV_19_2002



FINAL

CASE NO: Z2002226

Date: November 19, 2002

Council District: 3

Ferguson Map: 684 A3

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Irma Alonzo

Owner Name:

Dolores Alonzo

Zoning Request: From "R-4" Residential Single-Family District to "MH" Manufactured Housing District.

Property Location: Lot 30, Block 13, NCB 10895

219 San Juan Road

Proposal: to permit a manufactured home

Neighborhood Association: Brookside Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. This neighborhood is primarily zoned "R-4" Single-Family Residential District. The neighborhood has scattered "MH" Manufactured Housing District zoning. The subject property has "C-3 NA" zoning to the south, across San Juan Road.

FINAL

CASE NO: Z2002227

Date: November 19, 2002

Council District: 3

Ferguson Map: 650 D2

Case Manager : Pedro Vega 207-7980

Applicant Name:

City of San Antonio

Owner Name:

Johnny J. Valadez

Zoning Request: From "R-6" Residential Single-Family District to "C-3 NA" Commercial Non-Alcoholic Sales District.

Property Location: The north 100 feet of Lot 4, Block 14, NCB 3232

116 East Malone Avenue

South side of East Malone Avenue, 180.7 feet east of the intersection of East Malone Avenue and South Flores Street, having 50 feet on East Malone Avenue and a depth of 100 feet.

Proposal: To have the City of San Antonio zoning maps corrected to reflect "B-3 NA" Commercial Non-Alcoholic Sales District (converted to "C-3 NA" Commercial Non-Alcoholic Sales District on February 4, 2002).

Neighborhood Association: Englewood Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

#Error

FINAL

CASE NO: Z2002228

Date: November 19, 2002

Council District: 5

Ferguson Map: 616 C8

Case Manager : Chris Looney 207-5889

Applicant Name:

James A. Donnel, D.D.S.

Owner Name:

Dr James A Donnell

Zoning Request: From "R-5" Residential Single-Family District to "O-1" Office District.

Property Location: Lots 7 and 8, Block 17, NCB 6260

114 Oriental Avenue

Proposal: To allow a doctor's office.

Neighborhood Association: Collins Gardens Neighborhood Association

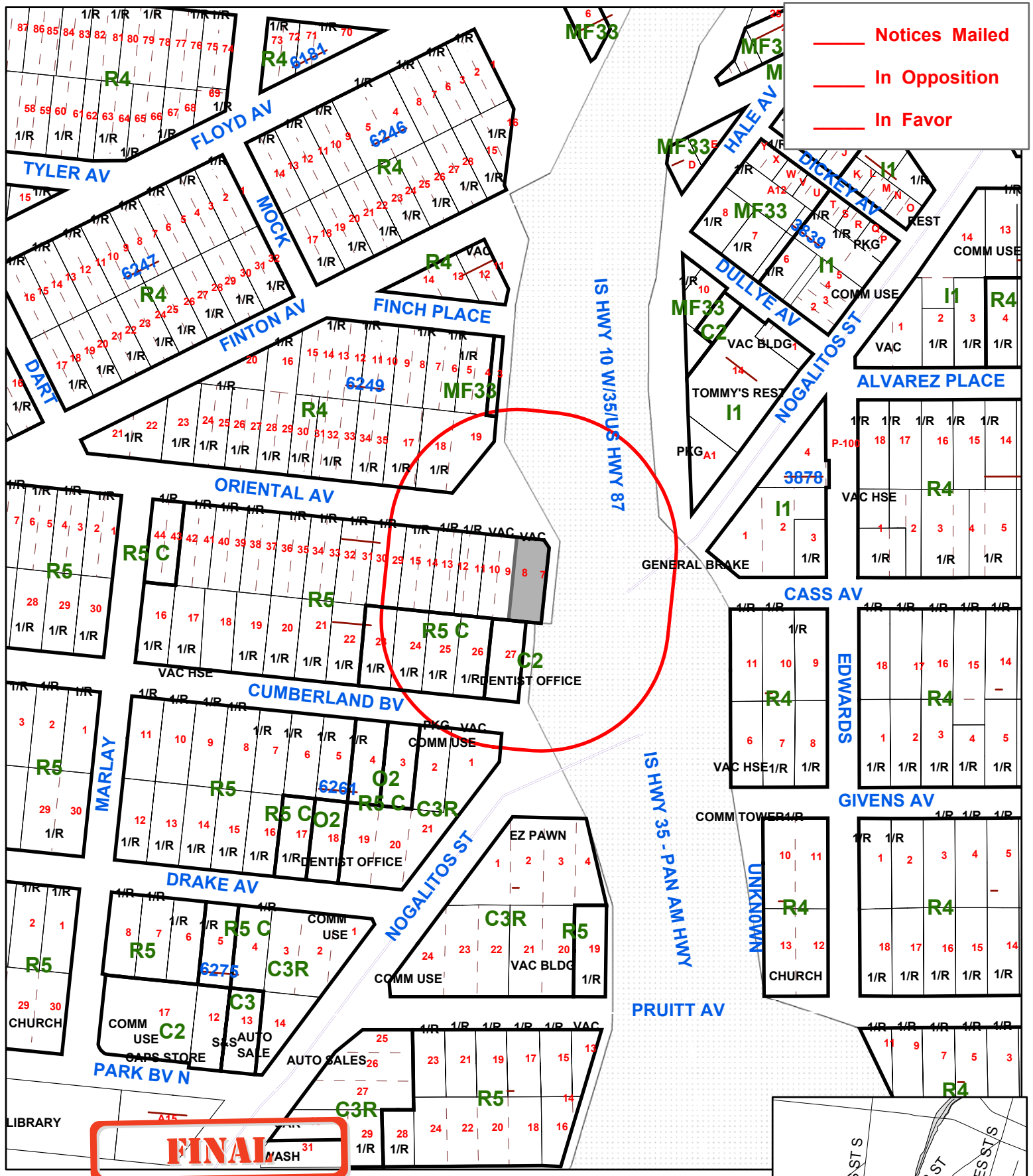
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

The vacant subject site is composed of two lots and is adjacent to Interstate Highway 35 and its respective access road to the east. While a large residential neighborhood lies to the west, these two subject lots do not face other residences in their configuration with the expressway and Oriental Avenue. Between the subject lots and the residential neighborhood to the west are two more vacant residentially zoned lots. This site is bordered on the south by a commercially zoned lot, occupied by a dentist office.

If an office is developed on the subject site with "O-1" zoning, the developer would have to meet parking requirements and other design criteria, outlined in the Unified Development Code, that are designed to mitigate negative impacts on nearby residential uses. It appears that office zoning on this particular lot would provide an appropriate buffer between the foreboding freeway to the north and east, commercial activity to the south and the residential neighborhood to the west.



ZONING CASE: Z2002-228

City Council Change NO. 5
Requested Zoning Change
From: "R-5" To "O-1"
Date: NOV. 19, 2002
Scale: 1' = 200"

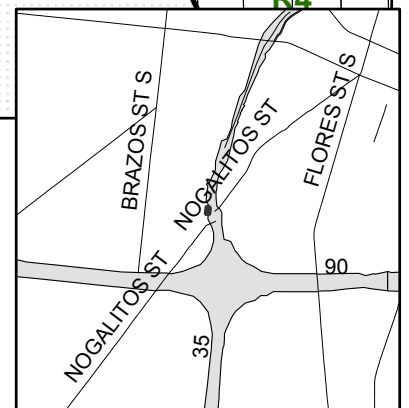
Subject Property

200' Notification

T-20
p.616
C-8



C:\APR_16_2002



FINAL

CASE NO: Z2002229

Date: November 19, 2002

Council District: 8

Ferguson Map: 546 F5

Case Manager : Fred Kaiser 207-7942

Applicant Name:

City of San Antonio

Owner Name:

Dallas Daughtry

Zoning Request: To Designate Historic Exceptional

Property Location: Lot 25, NCB 18230

9599 Braun Road

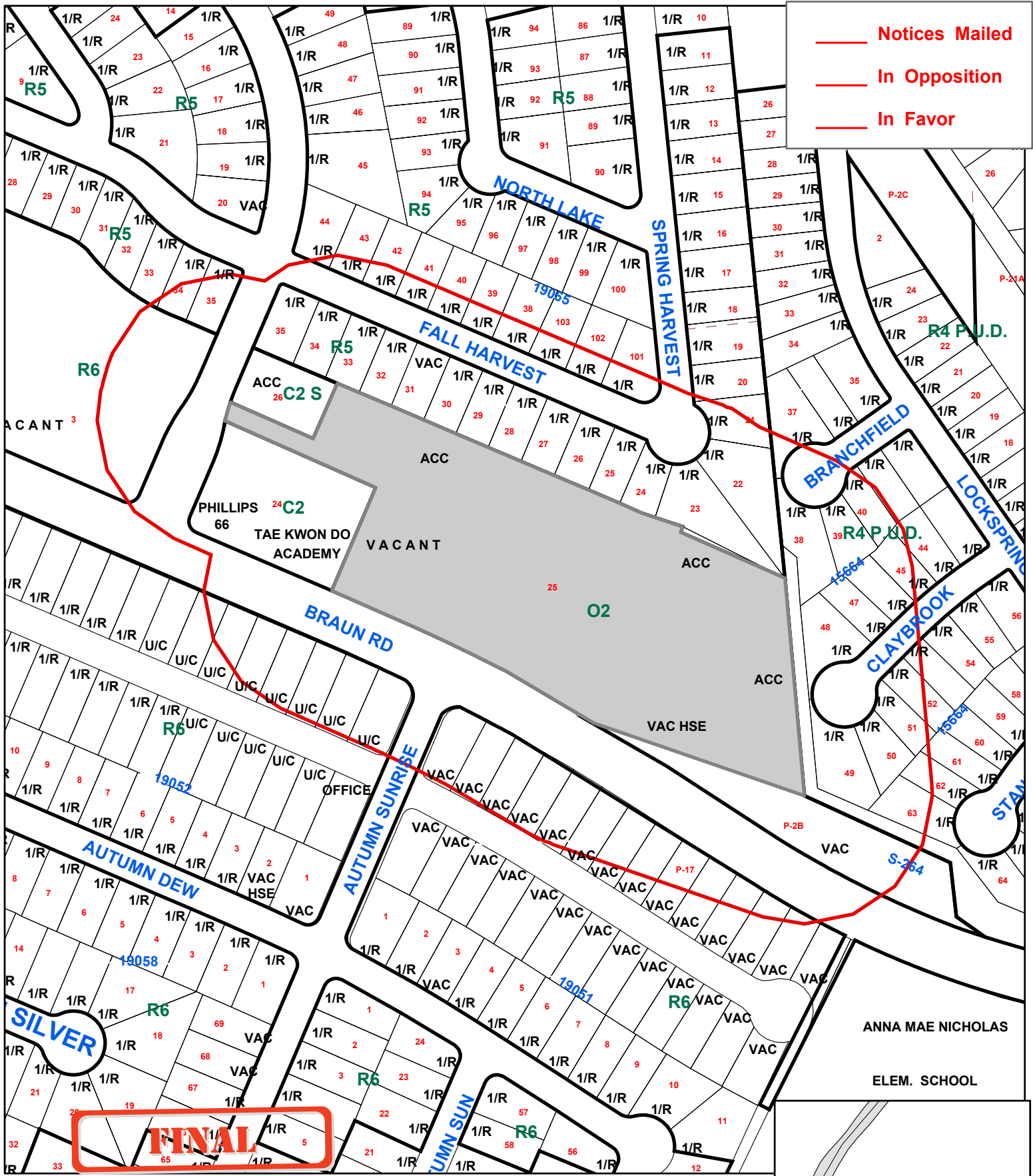
Proposal: To designate a finding of Historic Exceptional

Neighborhood Association: Brauns Farm Neighborhood Association

Traffic Impact Statement: No Traffic Impact Analysis is required

Staff Recommendation:

Approval. The structures on the property were built in 1895 by a German immigrant family. This farm represents German settlement and farming practices in San Antonio and Texas. The HDRC recommends a finding of Historic Significance for this property.



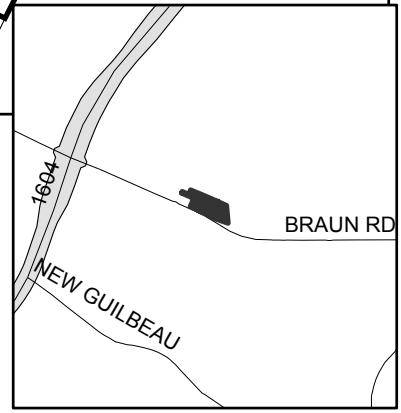
____ Notices Mailed
____ In Opposition
____ In Favor

ZONING CASE: Z2002-229

City Council Change NO. 8
Requested Zoning Change
To Designate Historic Exceptional
Date: NOV. 19, 2002
Scale: 1' = 200'

■ Subject Property
○ 200' Notification

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p.546
F-5



FINAL

CASE NO: Z2002230

Date: November 19, 2002

Council District: 3

Ferguson Map: 651 A5

Case Manager : David Arciniega 207-5876

Applicant Name:

Earl & Brown, P.C.

Owner Name:

Midloop, Inc.

Zoning Request: From "H C-3 RIO-5" Historic Commercial River Overlay District 5 to "H C-3 RIO-5 C" Historic Commercial River Overlay District 5 with a Conditional Use for outdoor flea market.

Property Location: Lot 43, NCB 7675
3100 Roosevelt Ave.

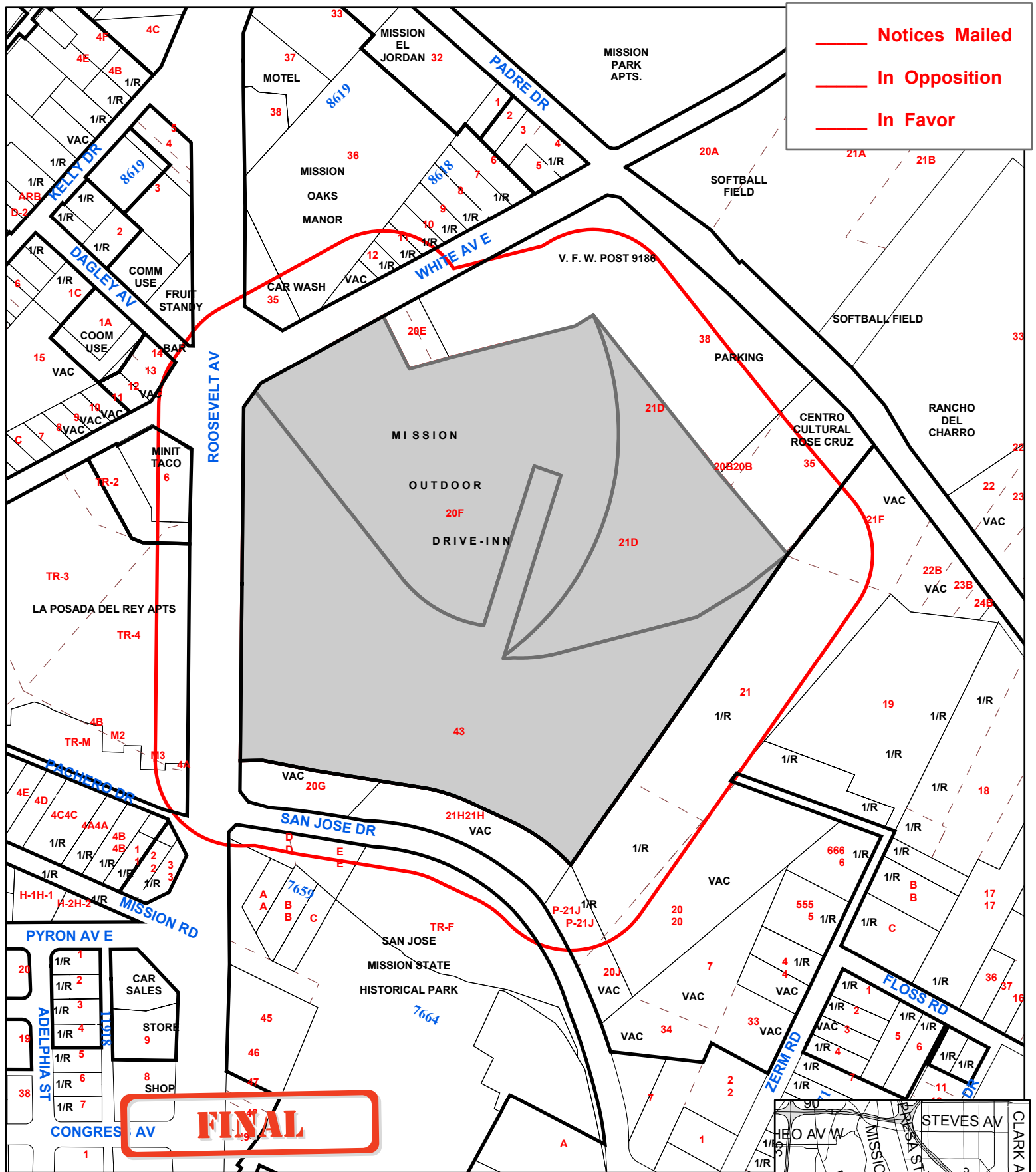
Proposal: To permit an outdoor flea market

Neighborhood Association: Riverside NA, Mission San Jose NA, East Pyron/Symphony Lane NA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial The South Central San Antonip Community Plan recommends this location for Neighborhood Commercial Use which includes medium to high density residential use. Furthermore, the Historic Preservation Staff is not in support of this request. The proposed zoning is inappropriate for this property being directly adjacent to San Jose Mission, a National Historic Landmark.



ZONING CASE: Z2002-230

City Council Change NO. 3
Requested Zoning Change
From: "C-3" To "C-3-C"
Date: NOV. 19, 2002
Scale: 1' = 200"

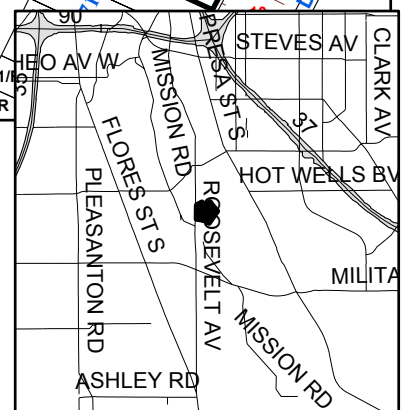
Subject Property

200' Notification

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p.651
A-6



C: NOV_19_2002



FINAL

CASE NO: Z2002232

Date: November 19, 2002

Council District: 8

Ferguson Map: 546 C8

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

Ronald F. Lammert, Dalton Evans, III and Betty
Jane Evans

Zoning Request: From "C-2 NA C" Commercial District, Nonalcoholic Sales with conditional approval of a Plant Nursery & "C-3 NA C" Commercial District, Nonalcoholic Sales with conditional approval of a print shop to "C-3 NA S" Commercial District, Nonalcoholic Sales with Specific Use Authorization for a Mini-Storage Facility exceeding 2.5 acres.

Property Location: 4.16 acres out of NCB 16051
8443 anf 8491 Leslie Road

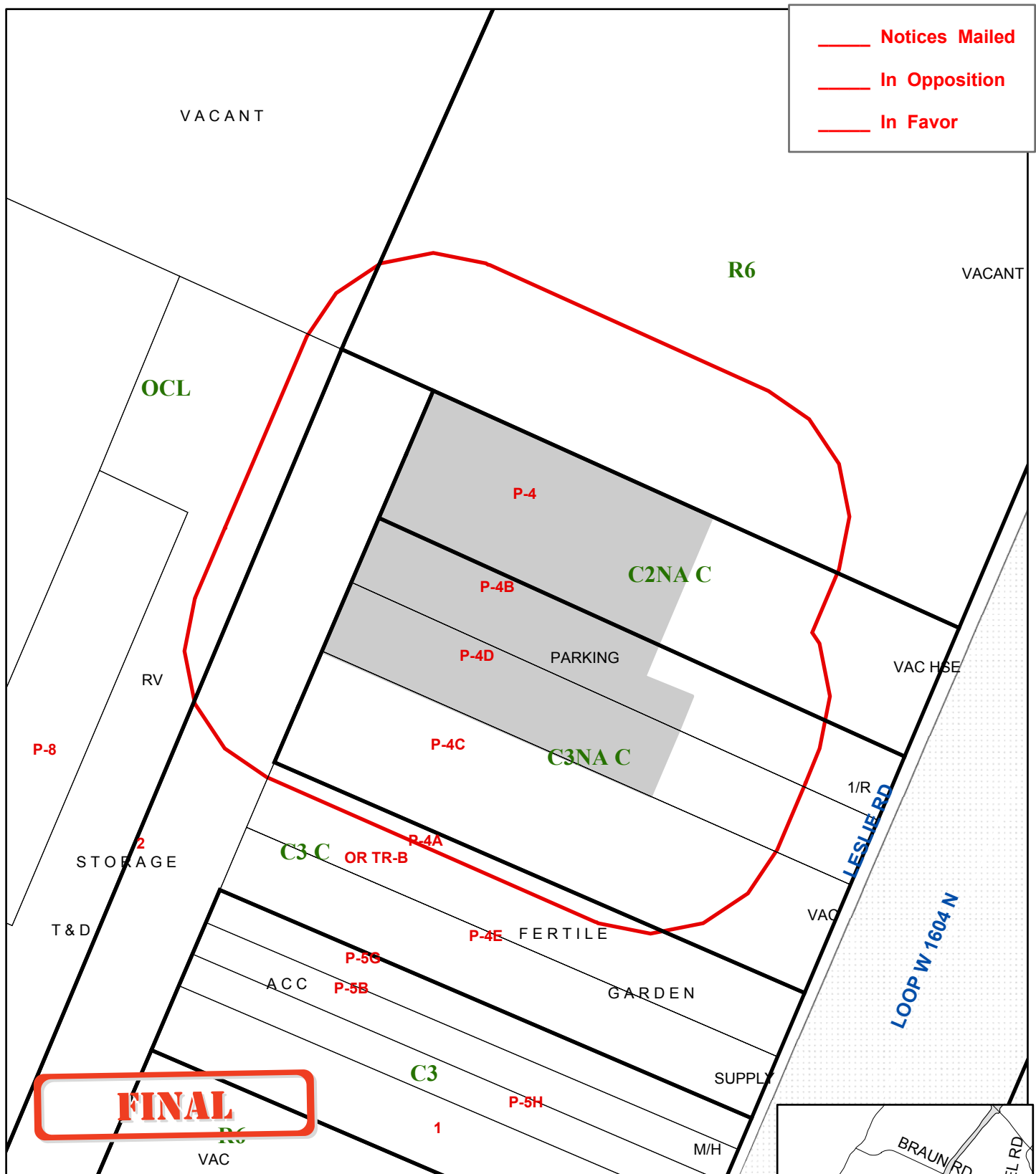
Proposal: To permit a mini-storage facility greater than 2.5 acres

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is presently zoned "C-2 NA C" (for a plant nursery) and "C-3 NA C" (for a print shop).This area of Leslie Road is developing with commercial uses. The requested "C-3 NA S" (for a mini-storage facility over 2.5 acres) will not have a negative impact on the neighborhood.



ZONING CASE: Z2002-232

City Council Change NO. 8

Requested Zoning Change

From: "C-2NA C" & "C-3NA C" To "C-3NA S"

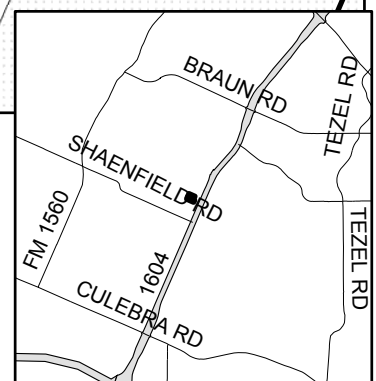
Date: NOV. 19, 2002

Scale: 1' = 300"

Subject Property

200' Notification

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p.546
C-8



C:\NOV_19_2002

FINAL

CASE NO: Z2002233

Date: November 19, 2002

Council District: 4

Ferguson Map: 647 E5/E6

Case Manager : Pete Vega 207-7980

Applicant Name:

Big Fish Development One

Owner Name:

Turner Bowman

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Property Location: Parcel 3C and Parcel 3E, NCB 16001

6600 South West Loop 410

Between South West Loop 410 and Palm Valley Drive, Medina Base Road to the north, Ray Ellison Drive to the south.

Proposal: To permit higher density single-family residential development.

Neighborhood Association: People Active In Community Effort and Springvale Neighborhood Association

Traffic Impact Statement: A Level 1 Traffic impact Analysis has been completed.

Staff Recommendation:

Approval. The subject property is a vacant tract of land that has "R-4" Residential Single-Family District across Medina Base Road to the north, "R-6" Residential Single-Family District and "R-4" Residential Single-Family District across Palm Valley Drive to the east. Development of the property is expected to consist of single-family residential totaling 231 units. On June 13, 2002 the City Council approval of "R-4" Residential Single-Family District across Medina Base Road to the north and at the southeast corner of Palm Valley Drive and Medina Base Road on September 12, 2002. The "R-4" Residential Single-Family District is compatible with the surrounding area.

FINAL

CASE NO: Z2002234

Date: November 19, 2002

Council District: 7

Ferguson Map: 580 E7

Case Manager : Chris Looney 207-5889

Applicant Name:

Edward & Margaret Marotta

Owner Name:

Ruben & Irma Perales

Zoning Request: From "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use authorization for a day care center.

Property Location: The North Irregular 50 feet of Lots 4, 5, & 6, Block 3, NCB 11443
2250 Benrus Boulevard

Proposal: To allow a day care center with a maximum of 53-55 kids and open only 12 hours per day.

Neighborhood Association: Third World Neighborhood Association

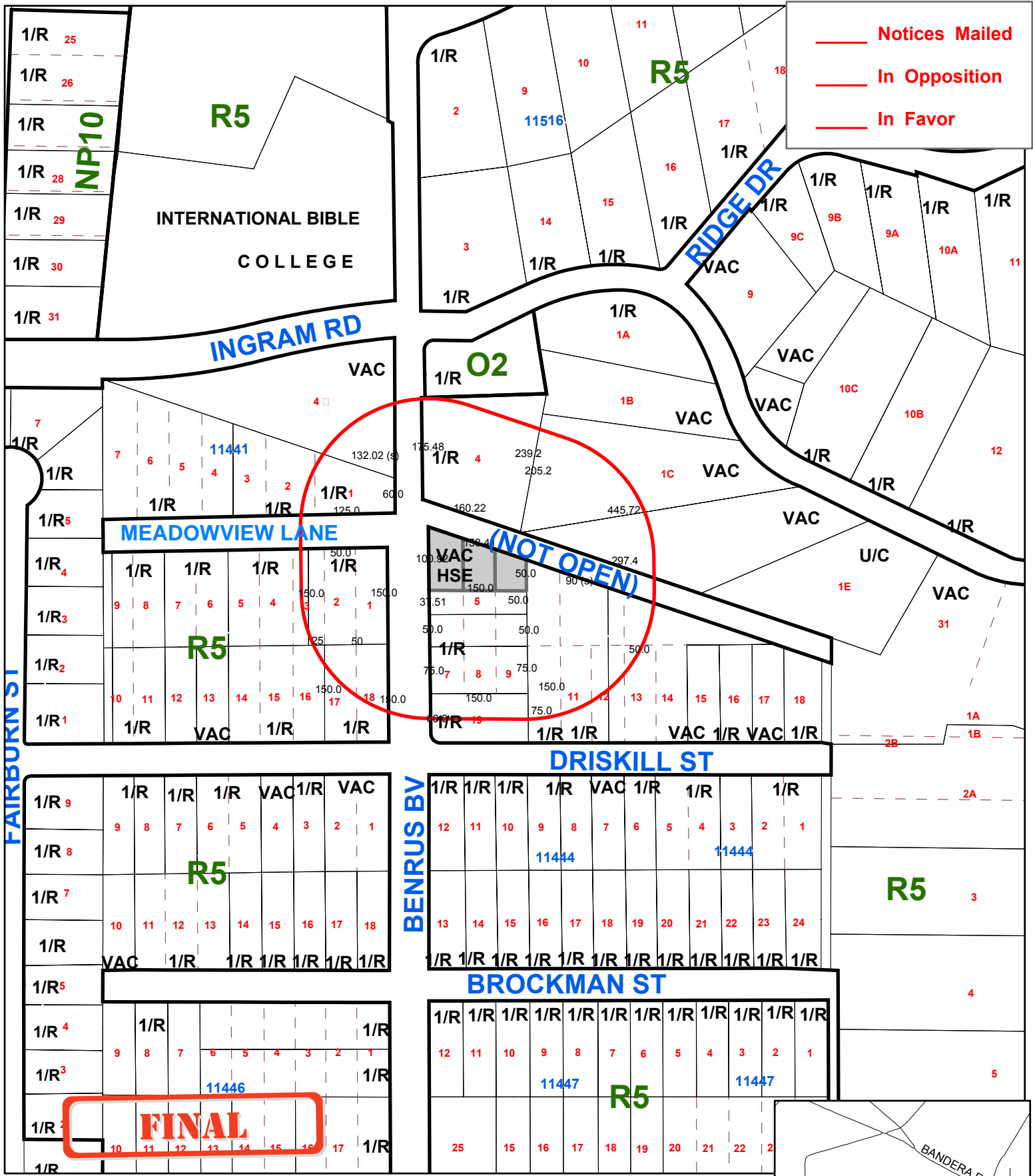
Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

While the subject property lies only one block south of Ingram Road, a major thoroughfare, it is completely surrounded by single-family residential zoning and uses. A tract of office zoning lies approximately 190 feet north of the subject site, at the intersection of Benrus Boulevard and Ingram Road, however that lot is also occupied by a residence.

Benrus Boulevard is a narrow but relatively busy thoroughfare which may pose hazards to children and motorists at this proposed day care. Such a day care operation at the subject location would not be compatible with surrounding uses and would have negative impacts on this large residential neighborhood.

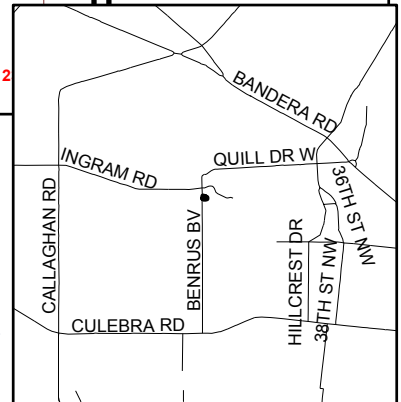


ZONING CASE: Z2002-234

City Council Change NO. 7
 Requested Zoning Change
 From: "R-5" To "R-5 SUP"
 Date: NOV. 19, 2002
 Scale: 1' = 200"

Subject Property
 200' Notification

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 p.580
 E-7



FINAL

CASE NO: Z2002235

Date: November 19, 2002

Council District: 6

Ferguson Map: 613 B5, C5

Case Manager : David Arciniega 207-5876

Applicant Name:

Andrew C. Guerrero

Owner Name:

Cable Ranch Ltd.

Zoning Request: From "C-3 NA" Commercial Non Alcoholic Sales District to "MF-25" Multi Family District.

Property Location: 12.564 acres out P-4C, NCB 17332

1400 Cable Ranch Drive

Waters Edge Drive and Cable Ranch Drive

Proposal: To develop a multiple family complex

Neighborhood Association: None

Traffic Impact Statement: Traffic impact analysis has been waived as per Plat# 020459

Staff Recommendation:

Approval The subject property is vacant, currently zoned "C-3 NA" and is adjacent to "MF-33" zoning to the east. The subject property is surrounded by vacant property that is zoned commercial and industrial, however, this area is presently being converted to residential. The request of "MF-25" zoning is an appropriate downzoning from the present "C-3 NA" zoning.

FINAL

CASE NO: Z2002237

Date: November 19, 2002

Council District: 1

Ferguson Map: 616 E2

Case Manager : David Arciniega 207-5876

Applicant Name:

Gary M. Carter

Owner Name:

Gary M. Carter

Zoning Request: From "C-2" Commercial District to "R-6" Residential Single Family District.

Property Location: Lots 6 and 7, Block 8, NCB 1730

225 E. Locust Street

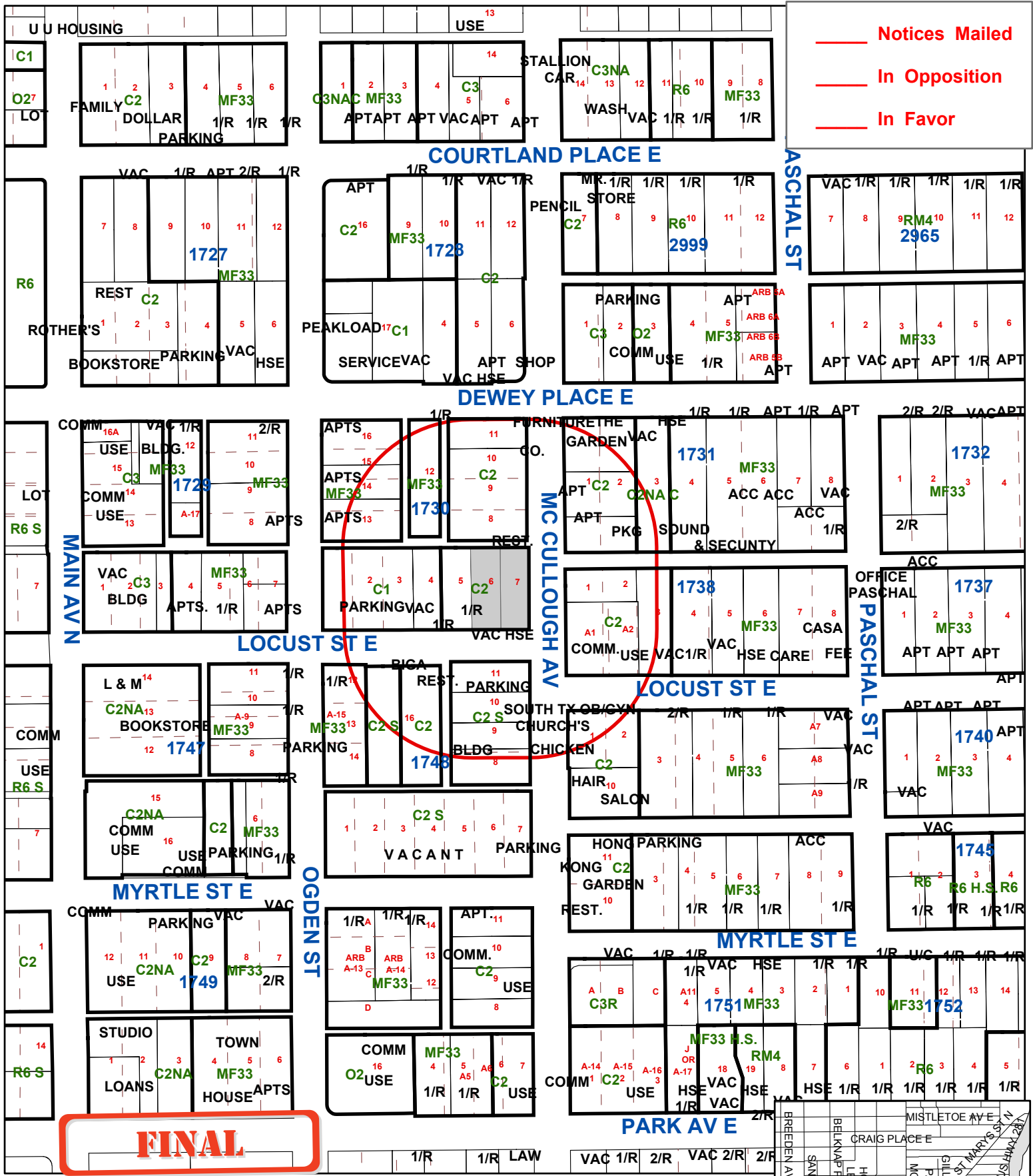
Proposal: To permit restoration of single family residence

Neighborhood Association: Tobin Hill NA - Tobin Hill Residents Assoc.

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The Tobin Hill Neighborhood Plan recommends this area for Commercial Use, however, this neighborhood plan is a guide and not a requirement for land use development. The requested "R-6" zoning is a downzoning from "C-2" zoning and the structure is currently being converted back for residential use.



FINAL

ZONING CASE: Z2002-237

City Council Change NO. 1
Requested Zoning Change
From: "C-2" To "R-6"
Date: NOV. 19, 2002
Scale: 1' = 200'

Subject Property

200' Notification

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E-2



C:\NOV_19_2002

